Karen Johnson Davidson County
Batch# 935999 DEEDWARR
10/31/2022 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,172.53
20221031-0117462

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#1849-1092B

ADDRESS NEW OWNER:
Odalis Miranda
286 Bonnaspring Dr.
Hermitage, TN 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
FirstBank
318 Seaboard Lane
Franklin, TN 37067

Parcel ID:
075-09-0-228.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert William Sturlini and Ashley Zwirner, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Odalis Miranda and spouse, Willmarie Y. Jugao**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1092 on the plan of Hermitage Hills, Section 9, of record in Plat Book 3600, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert William Sturlini, by Warranty Deed dated November 27, 2019 from Phyllis Reed, unmarried, recorded December 2, 2019, of record in Instrument Number 20191202-0123959, Register's Office for Davidson County, Tennessee.

Ashley Zwirner joins in this conveyance for the purpose of conveying any interest she may have in and to said real property.

This is improved property known as 286 Bonnaspring Drive, Hermitage, TN 37076. Possession is to be given on October 31, 2022.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 28th day of October 2022.

Robert William Sturlini

Ashley Zwirner

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert William Sturlini and Ashley Zwirner, husband and wife,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of October 2022.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/2/25

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STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$316,900.00.**

AFFIANT

Subscribed and sworn to before me on this 28th day of October 2022.

NOTARY PUBLIC

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 31, 2022.

Affiant Signature

10/31/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this _____ day of October, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022